



"Cates, Bud"
<Bud.Cates@dep.state.fl.us>

02/22/2005 01:10 PM

To Brad Jackson/R4/USEPA/US@EPA

cc

bcc

Subject RE: Rezoning concerns groups (Former phosphate mining land could be used for houses)

Actually, this area has been undergoing discussion long enough that I forgot about it. It's way down there just north of State Road 64. The area I mentioned is the Clear Springs property just east of Bartow. The rumored Application for Development Approval/Development of Regional Impact (as yet unsubmitted) is to be for several thousand acres and approx. 6,000 homes. Some is mined & reclaimed - some is un-mined. Bud

-----Original Message-----

From: Jackson.Brad@epamail.epa.gov [mailto:Jackson.Brad@epamail.epa.gov]

Sent: Tuesday, February 22, 2005 11:27 AM

To: Cates, Bud

Subject: Fw: Rezoning concerns groups (Former phosphate mining land could be used for houses)

Is this the same area you were talking about?

Brad

----- Forwarded by Brad Jackson/R4/USEPA/US on 02/22/2005 11:26 AM -----

Carl
Blair/R4/USEPA/U
S

02/22/2005 09:52
AM

To Brad Jackson/R4/USEPA/US@EPA

To

cc

Subject

Fw: Rezoning concerns groups
(Former phosphate mining land
could be used for houses)

FYI!

----- Forwarded by Carl Blair/R4/USEPA/US on 02/22/2005 09:51 AM -----

Lu_Grimm@doh.state.fl.us

02/22/2005 09:42
AM

To Carl Blair/R4/USEPA/US@EPA

To

cc

Subject

FW: Rezoning concerns groups
(Former phosphate mining land



10765675

could be used for houses)

From: One of the Grimms [mailto:luada@earthlink.net]
Sent: Tuesday, February 22, 2005 5:04 AM
To: Grimm, Eric; Bland, Susan A; Merchant, E Randy; Grimm, Lu S;
Garrett, Connie; Malaret, Nancy M; Linda Clemens; Brown, Cicely H;
Donahue, Charles R; Johnson, David R; Sekerke, Joe; Becker, Alan J
Cc: Dee Williamson; Bob Safay; Jennifer Freed; Shaun Crawford
Subject: Rezoning concerns groups (Former phosphate mining land could be used for houses)

Bradenton Herald, February 22, 2005
Rezoning concerns groups

Former phosphate mining land could be used for houses

SCOTT RADWAY

Herald Staff Writer

MANATEE - Two local environmental groups plan to oppose a request to rezone 81 acres of restored phosphate mining land in East Manatee to agriculture, saying it could set a dangerous precedent.

The Myakka City landowner, William Manfull, is scheduled to go before the county commission for approval today. The land off Logue Road was formerly part of the Wingate Creek Phosphate Mine, restored to pasture in 1994, and sold to Manfull in late 2003.

His attorney, Peter Mackey, said his client would help bring former mining land to a positive use such as single-family houses. The agriculture zoning allows a home on every five acres.

"What they don't see is a developer trying to do something good for the county," Mackey said of the environmental groups.

The biggest fear, environmentalists said, is there are no guarantees that a future buyer will be informed that the land was used for phosphate mining and could have higher levels of radon.

So they might not build radon-safe houses.

"This is something that needs to be addressed before the rezoning," said Glenn Compton, chairman of Manasota-88. "The concern is it also sets the precedent for future rezones of former phosphate land."

Mackey said his client is moving to voluntarily file a notice with the Clerk of the Court to achieve that notification for future buyers.

Compton is also concerned about the impact of water sources for any homes on the parcel, which is not served by county water lines. He also said some farming practices might be dangerous. Compton wants the county to develop a detailed policy for handling restored mining lands and protecting public health before anything is rezoned.

Mary Sheppard, a county planning commission member and a leader from the local Sierra Club chapter, said the rezoning of phosphate land appears to be the first such application in Manatee County.

Sheppard, a Sierra Club member who planned to attend today's meeting, voted against the rezoning on the planning commission earlier this month because of the notification issue for future owners.

But the planning commission voted 5-2 to recommend the county commission approve the rezoning.

County staff noted in its report that the planning commission is not empowered statutorily to put stipulations on a straight rezone, such as recommending a notice-to-buyer requirement, even though the staff did have some concerns about public health concerns.

The staff also noted that the state and county had cleared the property as restored land in 1994, so it warranted rezoning approval.

The planning commission instead requested Manfull voluntarily file a notice with Clerk of Court about the land's former use, which his agent agreed to do on the record, according to county files.